

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Central Services	(2) MEETING DATE 9/13/2016	(3) CONTACT/PHONE Shauna Dragomir, County Real Property Manager (805) 781-5206	
(4) SUBJECT Request to approve a Building Space Lease between the State of California and the County of San Luis Obispo to allow the County Fire Department to continue providing emergency response training at the Camp San Luis Obispo First Responders Drill Grounds, for an additional five (5) year term. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1. Approve the Building Space Lease with the State of California to allow the San Luis Obispo County Fire Department to continue providing emergency response training at the Camp San Luis Obispo First Responders Drill Grounds. 2. Authorize the Chairperson to sign the Building Space Lease.			
(6) FUNDING SOURCE(S) Fund Center 1400000000 Account 5050405 County Fire Department	(7) CURRENT YEAR FINANCIAL IMPACT \$4,133.10	(8) ANNUAL FINANCIAL IMPACT \$29,100 with 3% annual increases through FY2021-22	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>06/21/2011</u>	
(17) ADMINISTRATIVE OFFICE REVIEW <i>Nikki J. Schmidt</i>			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Central Services / Shauna Dragomir, County Real Property Manager
(805) 781-5206

DATE: 9/13/2016

SUBJECT: Request to approve a Building Space Lease between the State of California and the County of San Luis Obispo to allow the County Fire Department to continue providing emergency response training at the Camp San Luis Obispo First Responders Drill Grounds, for an additional five (5) year term. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Approve the Building Space Lease with the State of California to allow the San Luis Obispo County Fire Department to continue providing emergency response training at the Camp San Luis Obispo First Responders Drill Grounds.
2. Authorize the Chairperson to sign the Building Space Lease.

DISCUSSION

On June 21, 2011, the Board approved a five (5) year Building Space Lease ("Original Lease") with the State of California acting by and through the Director of the Department of General Services, with the approval of the State Military Department ("State") for a portion of the real property located at Tehama Avenue and Mono Avenue, San Luis Obispo, also commonly known as Camp San Luis Obispo First Responders Drill Grounds ("Drill Grounds"). The Original Lease expired on May 31, 2016 and is currently in month-to-month holdover as provided for in the Original Lease.

The portion of the Drill Grounds leased by the County is comprised of approximately four (4) acres of State-owned land with improvements thereon consisting of two buildings known as Building #1667 (training building) and Building 1666 (storage building), totaling approximately 5,900 square feet ("Premises"). The Premises also includes the adjacent parking lots and grounds. The San Luis Obispo County Fire Department uses the Drill Grounds to provide emergency response training, including training in fire suppression, rescue, and other emergency response activities to its staff and other agencies. The new proposed Building Space Lease will allow the County Fire Department to continue to operate its emergency response training at the Drill Grounds for an additional five (5) years, commencing September 1, 2016 and expiring August 31, 2021.

OTHER AGENCY INVOLVEMENT/IMPACT

The San Luis Obispo County Fire Department is the largest all risk emergency response department in San Luis Obispo County, and provides education and training to firefighters and other personnel of local fire departments in order to maintain the highest level of standards for preparedness and emergency response. The County Fire Department responds to emergencies and other requests for assistance, plans for and takes action to prevent emergencies and to reduce their impact, coordinates regional emergency response efforts, and educates the communities it serves. The County Fire Department strives to meet the highest level of all required national, state and local standards.

The California Department of Forestry and Fire Protection ("CAL FIRE") serves as the San Luis Obispo County Fire Department under a contract with the County. The County is the Lessee under the proposed Building Space Lease;

however, CAL FIRE utilizes the Premises on behalf of the County.

The State of California, Department of General Services, Real Estate Services Division ("State") prepared the Building Space Lease, and the County Central Services Department, Real Property Services Division negotiated its terms and conditions with the State on behalf of County Fire. County Counsel approved the Building Space Lease as to form and legal effect. County Fire reviewed the Building Space Lease and approved of its terms and conditions.

FINANCIAL CONSIDERATIONS

The Building Space Lease will increase the annual rental rate from \$24,966.90 to \$29,100, a difference of \$4,133.10 annually. The additional rental rate is included in County Fire Department's current FY2016-17 adopted budget for Fund Center 140 – County Fire Department Administration. This item will have no impact to County Fire Department's adopted budget for FY2016-17. The rental is due in advance and paid annually each year.

The rental rate is subject to an annual three percent (3%) increase, to be adjusted upwards at every subsequent anniversary date thereafter.

The State is responsible for payment of sewer service and garbage removal services at the Premises. The County Fire Department is responsible for payment of all electric, water, and telephone service.

By approval of the Building Space Lease, the County Board of Supervisors acknowledges that in anticipation of the Building Space Lease, services within the scope of the Building Space Lease may have been rendered from September 1, 2016 to the date the Board of Supervisors executes the Building Space Lease and which were intended in the best interest of the public health and welfare. The Board of Supervisors expressly authorizes, by approval of the Building Space Lease, payment for those services at the same rates and under the same terms and conditions as stated in the proposed Building Space Lease.

The Drill Grounds is a critical component of the County Fire Department's training program. Without the use of the Drill Grounds, the County Fire Department would be forced to send employees to training facilities in other parts of the state to complete their mandated training. This would result in increased training and travel costs.

The County has leased the Drill Grounds on behalf of the County Fire Department since FY2011-12 to allow for fire training to other fire departments, which has increased training revenues. These training revenues are expected to offset the costs of the Building Space Lease.

RESULTS

Approval of the Building Space Lease between the State of California and the County of San Luis Obispo on behalf of the County Fire Department, will allow the County Fire Department to continue its emergency response training. Moreover, approval of the Building Space Lease will contribute to the community-wide goals of a Safe and Livable Community where all people have a sense of security and well-being knowing that their firefighters and other emergency response personnel are trained to meet national, state and local standards and to serve and safeguard the people, protect property and the natural resources of San Luis Obispo County through education preparedness and emergency response.

ATTACHMENTS

1. Location Map
2. Building Space Lease